



EAST BATON ROUGE  
REDEVELOPMENT  
AUTHORITY

**Meeting of  
East Baton Rouge Redevelopment Authority  
Board of Commissioners**

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| <b>MINUTES</b>           | <b>SEPTEMBER 21, 2017</b>  | <b>9:00 A.M.</b> | <b>801 NORTH BLVD<br/>BATON ROUGE, LA<br/>70802</b> |
| <b>MEETING CALLED BY</b> | John Noland  |                  |   |
| <b>TYPE OF MEETING</b>   | Board of Commissioners - Regular Meeting   |                  |   |
| <b>NOTE TAKER</b>        | Tara Titone, RDA   |                  |   |
| <b>ATTENDEES</b>         | <p><b>Attending Board Members:</b> John Noland, Chairman; Susan Turner, Treasurer; Rodney Braxton</p> <p><b>Also attending:</b> Gwen Hamilton, RDA Interim CEO; Tara Titone, RDA Director; Amanda Wells, RDA Attorney, Baker Donelson; Dyke Nelson, Weinstein-Nelson; Steve Maher, Ritter Maher Architects; Brian LaFleur, Developer</p>   |                  |   |
|                          | <b>CALL TO ORDER</b>   |                  | <b>JOHN NOLAND</b>                                  |
| <b>DISCUSSION</b>        | Meeting was called to order by Mr. Noland at <b>9:10 a.m.</b>  |                  |   |
|                          | <b>APPROVAL OF FEBRUARY 16, 2017 MINUTES</b>   |                  | <b>JOHN NOLAND</b>                                  |
| <b>DISCUSSION</b>        | The Board reviewed the minutes from the May 17, 2017 meeting, and took no issue.   |                  |   |
| <b>CONCLUSIONS</b>       | Mr. Braxton moved to approve the minutes, and Mrs. Turner seconded the motion. The May 17, 2017 Board meeting minutes were approved unanimously.   |                  |   |
|                          | <b>FINANCIAL UPDATE</b>  |                  | <b>VANESSA GRAHAM</b>                               |
| <b>DISCUSSION</b>        | Mrs. Graham provided the board with an August 2017 profit and loss statement, cash flow statement for the period, and a 2017 cash flow summary.  |                  |   |
|                          | <b>2016 AUDITED FINANCIAL STATEMENTS</b>   |                  | <b>GWEN HAMILTON</b>                                |
| <b>DISCUSSION</b>        | Mrs. Hamilton stated that the 2016 RDA audit report and letter from Postlethwaite & Netterville were emailed to the Board on July 21, 2017.  |                  |   |
| <b>CONCLUSIONS</b>       | Mrs. Turner moved to adopt the RDA's 2016 financial statements, and Mr. Braxton seconded the motion. The 2016 financial statements of the RDA were approved unanimously.   |                  |   |
|                          | <b>MODEL BLOCK UPDATE</b>  |                  | <b>AMANDA WELLS</b>                                 |
| <b>DISCUSSION</b>        | Ms. Wells explained that the RDA's subordination agreement with Model Block requires a cessation of loan payment when debt service falls below 1.0. Mr. Maher of Model Block explained that they have had vacancies but have three tenants underway in the bottom floor of the building and are asking Iberia to increase their loan for the buildout of the spaces. Mr. Maher said he anticipated being able to pay the loan in the next month. Ms. Wells explained that she has prepared an allonge, which is an amendment to the promissory note, and that the outstanding loan balance owed would be taken in arrears and applied to the new note with the same maturity date. The RDA will begin collecting payments again in October 2017. |                  |   |

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|                | Mr. Braxton asked if Iberia or the RDA had responsibility to look at Model Block’s financials. Ms. Wells stated that we look at Iberia’s debt ratio and that the Model Block owners also have personal guaranties on the loan. Mr. Noland thanked Mr. Maher and the principals who made the project happen, attributing the success and viability of Government Street to this project. Mrs. Turner said that the Model Block project is a successful demonstration of a targeted redevelopment project that is reaping the benefits of strategic investment.   |
| CONCLUSIONS    | Mr. Braxton moved to adopt a resolution to approve the Model Block Allonge, amend the Subordination Agreement, and to authorize the Interim President and CEO to execute the Subordination Agreement and accept the Allonge from the Borrower, and Ms. Turner seconded the motion. The motion was carried unanimously.  |
|                | <b>ELECTRIC DEPOT STATUS REPORT</b>   |
|                | <b>DYKE NELSON</b>  |
| DISCUSSION     | Mr. Nelson gave an update on the redevelopment of the Entergy Site into the “Electric Depot”. A contractor has been selected and Mr. Nelson has secured tax credit and loan commitments. He anticipates receiving his permit any day now- it has taken 4.5 months. He will be coordinating with the construction company that was hired for the Government Street overlay work. He has been working with the Mid City Merchants and the Mid City Working Group and there is commitment from partners to beautify along Government Street, post-road improvements, since beautification is not included in the construction budget. He stated that there needs to be press around what people can expect to see on day 1 of road alignment completion, day 2, day 200, etc. Ground lease payments with the RDA are to begin on January 1, 2018. Mr. Nelson has secured two more tenants for Building B- a coffee concept business and a photography studio. 10,000 sf remains available in Building B for which there has been tremendous interest. Waters & Petit are working to lease the space. |
|                | <b>CEO REPORT UPDATE</b>  |
|                | <b>DYKE NELSON</b>  |
| DISCUSSION     | Mrs. Hamilton and Ms. Titone gave a brief update on RDA activities The RDA is working with its four non-profit developers to ensure that they meet their deadline for development per their contract with the RDA and the RDA’s contract with the City. The RDA is in conversations with the Housing Authority about a potential housing development on the western acreage at Ardendale. The RDA will adopt 2018 and 2017 amended budgets at the November Board meeting. Mrs. Hamilton noted that all Board members’ terms expire in December and urged Board members to send letters of expression of interest to the entities that appointed them if interested in continuing to serve.  |
|                | <b>RDA FUNDING DISCUSSION</b>   |
|                | <b>JOHN NOLAND</b>  |
| DISCUSSION     | Mrs. Hamilton stated that the RDA has submitted a budget request to the Mayor’s office for 2018 and that the Mayor will consider all requests. Mr. Noland stated that there was a pending move before the Metro Council to transfer the RDA funds for the administration of the OCD’s CDBG and HOME activities. He also stated that the Mayor has made a promise for an additional unencumbered \$500,000. Mrs. Hamilton stated that a dollar commitment has not yet been made, and that the administrative costs that come with the CDBG and HOME programs can only be used for those activities and not RDA activities. Mr. Braxton asked if the RDA will need to hire, and Mrs. Hamilton responded that the RDA will hire the appropriate staff to assume the new CDBG and HOME activities. Mr. Noland stated that he cannot make a commitment to an individual to succeed Mrs. Hamilton without secured funding.  |
|                | <b>NEW BUSINESS, PUBLIC COMMENT &amp; ADJOURNMENT</b>   |
|                | <b>JOHN NOLAND</b>  |
|                | Mrs. Hamilton introduced Mr. LaFleur and congratulated him for his development work in Zion City. Mr. LaFleur gave a brief update on his work- he has built 19 homes on property received through the RDA. Two units have sold with 4 sales pending. 5 units will be market rate and 14 will be 80% or below AMI. He noted challenges with permitting and subdividing lots during the process. He has purchased additional properties to build seven homes, and is also working in Melrose East to bring a total of 6 affordable units. Mr. Braxton stated his appreciation of Mr. LaFleur taking the risk in investing in this area.   |
| PUBLIC COMMENT | No public comment.  |
| ADJOURNMENT    | Mr. Noland adjourned the meeting at <b>10:16 am</b> .   |